

**Minutes of the Board of Directors of the
Singletree Property Owners' Association Meeting
March 26, 2024**

A Regular Meeting of the Board of Directors of the Singletree Property Owners' Association (SPOA), Eagle County, Colorado, was held on March 26, 2024, at 5:22 p.m., at the Singletree Community Center.

Attendance The following SPOA Directors were present and acting:

- Karen Zavis
- Jennie Longville May
- Lorry Prentis, Virtually
- Ron Rubinoff

Also, in attendance:

- Nina Timm, Community Manager
- Courtney Holm, BCMD

PUBLIC INPUT:

George Gregory introduced Sarah Smith Hymes. He has worked with her for the past nine years on the UERWA Board of Directors where she attended all of the meetings and was well prepared for each meeting, and she is currently a Democratic candidate for the Board of County Commissioners (BoCC) District 2 primary in June. He fully supports her as the District 2 candidate. Sarah Smith Hymes noted she also served on the Avon Town Council, part of the time as Mayor. She reminded everyone that they are able to vote for BoCC district candidates regardless of where in Eagle County they live.

CALL TO ORDER:

Jennie Longville May called the SPOA meeting to order at 5:22 p.m.

CHANGES TO THE SPOA MEETING AGENDA:

There were no changes to the SPOA agenda.

MEETING MINUTES:

The SPOA February 27, 2024, meeting minutes were reviewed. Following discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the February 27, 2024, meeting minutes.

TREASURER'S REPORT:

Annual dues start arriving in February, otherwise it is a typically slow month financially. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to accept the February 2024 financial report as presented.

Following review, by motion duly made and seconded it was unanimously

RESOLVED to approve the March 2024 payables.

DESIGN REVIEW COMMITTEE REPORT:

The SPOA Board reviewed the DRC's unanimous recommendation to amend the Design Guidelines Section 2.11 Exterior Wall Materials. The recommended language is in red -

2.11 EXTERIOR WALL MATERIALS

In keeping with the goals of Singletree to maintain and preserve the natural surroundings, design in harmony with nature should be extended to materials, finishes and color selection. Synthetic or cultured stone finishes will not be permitted for exterior wall materials on single family or duplex homes. Authentic looking cementitious siding and trim with wood grain surface pattern is permitted on Multiple Unit Residential Lots only. Use of cementitious lap siding and trim with wood grain surface pattern shall be permitted only when covering an entire area and shall not be mixed or matched with another material in the same area. All cementitious lap siding and trim products with wood grain surface pattern shall be finished with a full body paint or stain. Large format cementitious siding panels shall not be permitted regardless of if they contain authentic looking wood grain surface pattern and/or a full-bodied paint or stain.

Building materials of a natural type such as wood, rock, stucco, and native materials indigenous to the area are encouraged. Flat finished metal panels with low reflectivity are permitted as exterior wall material or as a wall accent material. Low-reflective and rusted corrugated metal is permitted. With the use of any metal as a wall material, a detail of the application (fasteners) shall be provided to the DRC for final review. Natural, earth tone colors similar to the general colors found in the hills that form the backdrop for Singletree are required. These colors or transparent finishes on the specified materials will enhance them and actually improve with age. Pure white is not a permitted exterior wall material color, though shades of off-white or cream are permissible stucco colors. Glossy or reflective finishes are not allowed. (See Section 2.15)

Following review, by motion duly made and seconded it was unanimously

RESOLVED to amend the Design Guidelines Section 2.11 Exterior Wall Materials per the DRC's recommendation.

COMMITTEE REPORTS:

Legal – Nothing to report at this time.

Trails & Open Space – Tom McClurg is stepping up and taking over from Jim Knez as Singletree's Adopt a Trail coordinator. If needed, there will be three trail workdays this coming summer.

Communications – Nothing to report at this time.

Social – The Call. Push. Shock. class was well attended, and residents were very appreciative of it being offered here.

COMPLIANCE UPDATE:

The Board discussed the pending State of Colorado legislation around household occupancy limits and how it could impact the community.

OTHER BUSINESS:

The current president, vice-president, and secretary/treasurer will serve on the SPOA board for the next year and are willing to serve in their leadership roles again. Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED Dan Godec will continue to serve as SPOA Board President, Jennie Longville May will continue to serve as SPOA Board Vice-President, and Karen Zavis will continue to serve as SPOA Board Secretary/Treasurer.

ADJOURNMENT:

There being no further business to come before the Board, by motion duly made and seconded it was unanimously

RESOLVED to adjourn the meeting of the Singletree Property Owners Association Board of Directors at 5:42 p.m., this the 26th day of March 2024.